

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL AGREEMENT	DATE
SUPPLEMENTAL LEASE AGREEMENT		No. <u> </u>	DEC 7 2009
ADDRESS OF PREMISES		TO LEASE NO.	
Peace Corps Headquarters Building 1111 20 th Street, N.W. Washington, DC 20036		GS-11B-70255 (reg)	
THIS AGREEMENT, made and entered into this date by and between Vanguard Building, L.P. whose address is c/o AXENT Realty Group 7811 Montrose Road, Suite 500 Potomac, MD 20854			
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:			
WHEREAS, pursuant to SLA No. 33, the parties had agreed to expand the premises to include 1,679 RSF of retail space located on the first floor, but such agreement has subsequently been negated such that the parties hereby desire to amend the lease to remove the 2,679 RSF, also referred to as the "Black Rooster Space" from this lease and adjust the related provisions of the lease as follows:			
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:			
<ol style="list-style-type: none">Reduction of Leased Space: The Government's premises under this lease are hereby reduced by 2,679 rentable square feet (RSF) such yielding approximately 2,372 ANSI/BOMA Office Area (ABOA) square feet on the first (1st) floor located at 1111 20th Street, NW., Washington, DC 20036 "Reduced Premises". The amended leased premises square footage total will decrease from 194,404 RSF (such yielding approximately 145,161 ABOA square feet) to 161,725 RSF (such yielding approximately 143,209 ABOA square feet).First Right of Refusal: It at any time in the future this space becomes available, the Government is entitled to "First Right of Refusal" for the first (1st) floor space known as the "Black Rooster Pub". It is agreed that the previously negotiated rental rate of \$34.50 per RSF, fully-serviced, will still be effective for any future leasing actions on this space.Annual Rent: The Government shall pay Lessor annual rent in the amount of (b) (4) payable at a monthly rate of (b) (4) per month in arrears.Additional Rent: The Government shall continue to pay for escalations in operating costs and real estate taxes pursuant to the Lease. The Government's base rate for operating costs for the purposes of calculating operating cost escalations as described in SFO Paragraph 3.5 entitled "Operating Costs" is decreased from (b) (4) (b) (4).Adjustment to the Percentage of Occupancy: The Government's percentage of occupancy shall be reduced from 100.00% to 98.37%. The percentage of occupancy shall be used for the purpose of computing tax adjustments pursuant to SFO Paragraph 3.4.			
All other terms and conditions of the lease shall remain in full force and effect.			
IN WITNESS Lessor BY (b) (6)		of the above date. President (Signature) (Title)	
IN THE PRESENCE OF (witnessed by): (b) (6)		7811 Montrose Rd. #500 Potomac, MD 20854 (Address)	
UNITED STATES OF AMERICA: BY (b) (6)		Contracting Officer GSA, NCR, PBS, WP11PRDL (Official Title)	